

November 18, 2013  
Noon  
Newport, Oregon

## CITY COUNCIL WORK SESSION

Councilors present: Roumagoux, Saelens, Beemer, Busby, Allen, Swanson, and Sawyer.

Staff present: Smith, Hawker, Tokos, Gazewood, and Rob Connell, General Legal Counsel.

Media present: Larry Coonrod from the Lincoln County Dispatch, Dave Morgan from News Lincoln County, and Wyatt Haupt from the Newport News-Times.

Others in attendance: Walter Chuck, Port of Newport Commissioner, Don Mann, Port of Newport General Manager, State Representative David Gomberg, Kyle Linhares, Chief of Staff to Representative Gomberg, and State Senator Arnie Roblan.

Roumagoux called the meeting to order and roll was taken.

1. Roumagoux asked whether there were other items, not on the agenda, that Council wished to discuss during this work session. Gazewood asked that the swimming pool general obligation bond issue be added to the agenda. Allen asked that a letter from the Port be added after the Coastal Economic Summit update.
2. Allen noted that it had been suggested to him that Roblan and Gomberg attend a Council work session to update Council on the recent Coastal Economic Summit. Roblan provided a history of the Coastal Economic Summit along with what it might look like in the future. He noted that the goal is an annual summit. Gomberg reviewed summit issues. Sawyer stated that he would like to see the replacement of the Yaquina Bay Bridge remain on the state's radar.
3. Allen distributed a letter regarding support for on-going funding for emerging harbors. He asked Council whether it wished to add the city as a supporter of making a permanent set-aside for emerging harbors. Mann spoke in support of the legislation. There was Council consensus to support permanent funding for emerging harbors and to add the city's name to the list of supporters.
4. MOTION was made by Beemer, seconded by Swanson, to enter executive session pursuant to ORS 192.660(2)(f) to discuss exempt public records regarding confidential attorney-client communication concerning the legislative process. The motion carried unanimously in a voice vote, and Council entered executive session at 12:52 P.M.
5. MOTION was made by Allen, seconded by Beemer, to leave executive session and return to the work session. The motion carried unanimously in a voice vote, and Council returned to its work session at 1:25 P.M.
6. Gazewood reviewed room tax information contained in the packet. He was asked whether funds would be allocated to departments by percentage if the 2013/2014 budget was amended. Council concurred that a supplemental budget was needed, and that the transfer to the General Fund, from the Transient Room Tax Fund, on the

54% would be increased, and that the amount of \$71,902.75 should be allocated to departments.

Dave Morgan asked whether the city is spending more money than it is taking in. Gazewood stated that no city fund is in a deficit spending position at the end of the year.

7. Gazewood reported that Council will be asked to review the preliminary official statement for the general obligation bonds for the swimming pool. He noted that the resolution authorizing the sale of the bonds is being prepared by bond counsel. He added that there are two policy issues that Council needs to decide. One is the signatories, and whether the incoming City Manager should sign, or Smith as Interim City Manager. It was agreed that if the closing was before December 16, Smith would sign, and after December 16, Nebel would sign.

Gazewood noted that the other issue is bond counsel's concern that the assessment per \$1,000 might be more than the \$ .45 which was included in election materials. He noted that the rates could fluctuate if the assessed value assumptions change, or the interest rate is lower on the date of sale. Gazewood asked Council whether it wished to establish a maximum assessment per \$1,000. Council agreed that the assessment be no greater than \$ .49 per \$1,000 of assessed value. Allen noted that the rate of \$.49 per \$1,000 of assessed value is a placeholder. Staff was asked to prepare a press release explaining this issue.

8. It was noted that two special meetings would be required in December. One would be held on December 2 to consider adopting the resolution authorizing the sale of general obligation bonds for a new indoor municipal swimming pool. The other meeting would be held on December 9 and relates to the LUBA remand of the Teevin Brothers appeal. It was agreed to hold both meetings in the evening.
9. Tokos presented an overview of the city's developed real property assets. It included the following properties: solid waste transfer station; northside fire station; Agate Beach Park; Smith water storage tank; Frank Wade Park; Abbey Street Pier building; Children's Advocacy Center; Visual Arts Center; Bornstein fish processing plant; Pig 'n Pancake; main fire station; Betty Wheeler Park; Chamber of Commerce; museum properties; public works buildings; water treatment facility; main water storage tanks; swimming pool; Yaquina Heights storage tank; Fall Street parking lot and dock; SW Fall and 13<sup>th</sup> Streets parking lot; Abbey Street parking lot; Hurbert Street and Highway 101 parking lot; Canyon Way parking lot; 9<sup>th</sup> and Hurbert Streets parking lot; Bayfront boardwalks; City Hall campus; Library and Literacy park; Performing Arts Center; Don Davis Park; Coast Park; Nye Beach Turnaround; Mombetsu Sister City Park; old sewer treatment facility; county juvenile facility; Sam Moore Parkway skate park; Oregon Coast Aquarium; Wilder Twin Park; South Beach sewer pump station; wastewater treatment plant; and the airport. Beemer asked whether the city owns any buildable lots, and suggested that if there are buildable lots that are not needed, they should be put on the market. Busby suggested looking at all properties and developing a plan. Tokos noted that the sale of city properties is done by sealed bid and an appraisal is required. Allen suggested looking at the undeveloped properties along with the developed properties and discussing the issue again.

Having no further business, the meeting adjourned at 3:40 P.M.

